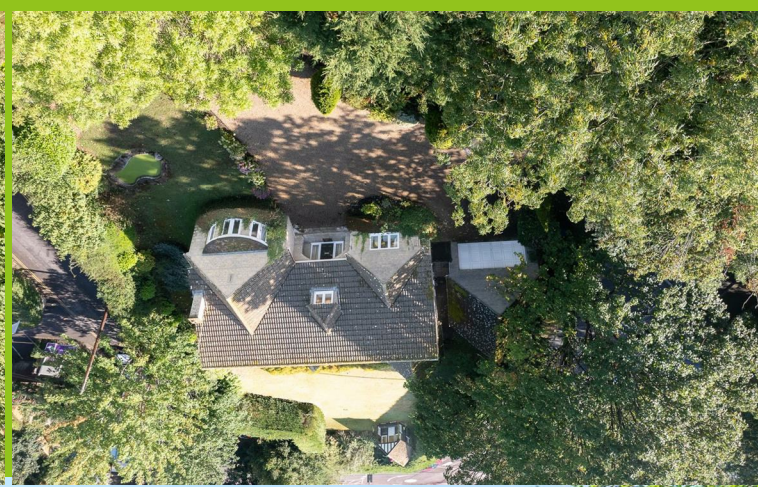
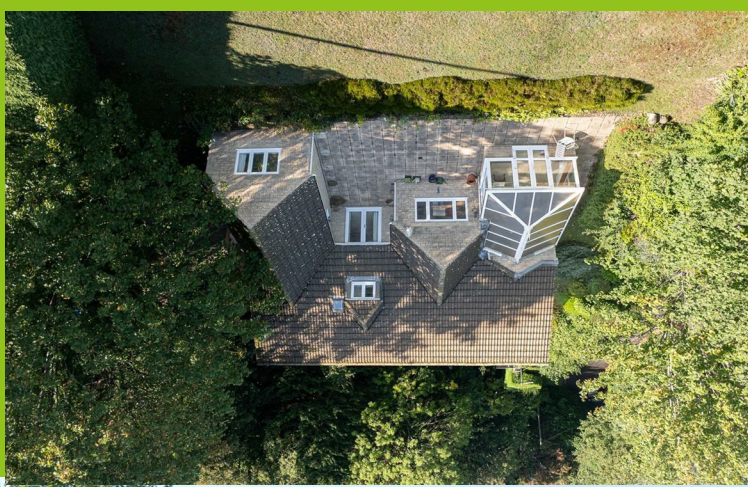




Pyne Needles Old Hardenhuish Lane, Chippenham SN14 6LL

An individual detached chalet bungalow with spacious accommodation approaching 2,500 sq ft, set in a delightful mature plot of over 1/3 of an acre in one of Chippenham's most sought after areas. The accommodation is arranged to offer an entrance porch opening into a welcoming reception hall, a large dual aspect sitting room with bay window and feature fireplace, separate dining room with French doors to a generous double glazed conservatory enjoying views of the garden. There is then an additional family room, a well appointed kitchen/breakfast room with an extensive range of fitted units, central island and integrated appliances, utility room and guest cloakroom. On the first floor there is an impressive master bedroom with full width fitted wardrobes, dressing room and en-suite bathroom. The remaining three bedrooms are all on the ground and two have fitted wardrobes, dressing room and en-suite bathroom. The remaining three bedrooms are all on the ground and two have fitted wardrobes and there is also a ground floor shower room. Externally the property is approached via wooden double gates that open into a sweeping driveway providing ample off road parking leading to a detached double garage. The mature and well tended gardens to the front and rear enjoy a great degree of privacy enclosed by mature trees and hedging.

Situation

Old Hardenhuish Lane is a prestigious sought after location on the west side of Chippenham close to two of the town's highly regarded senior schools and within swift and easy access to M4 J.17. The property is situated within walking distance of supermarkets, superstores and the town centre with mainline rail station which provides links to London Paddington and the nearby major centres of Bristol, Swindon and the Georgian city of Bath. Many sports facilities are located close by along with the picturesque John Coles Park with its bandstand.

Accommodation Comprising:

Recessed Porch

Entrance door and double glazed side panels to:

Entrance Porch

Radiator. Cupboard housing water softener. Multi glazed double doors to:

Reception Hall

Stairs to first floor. Radiator. Multi glazed door to Inner Hall. Doors to:

Sitting Room

Double glazed bay window to front. Double glazed window to side. Feature open fireplace. Two radiators. Coving. Opening through to:

Dining Room

Double glazed window to side. Coving. Glazed double doors to:

Conservatory

uPVC double glazed with brick built base. French doors to side and rear. Radiator.

Family Room

Double glazed French doors to rear. Radiator. Feature electric fireplace. Coving.

Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Extensive range of drawer and cupboard base units incorporating a central island and matching wall mounted cupboards. Work surfaces with tiles splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in Neff hob with splashback and extractor over. Built-in eye level double oven. Built-in dishwasher and fridge.

En-Suite Bathroom

Obscure double glazed window to side. Radiator. Corner bath with mixer tap and shower attachment. Pedestal wash basin with mixer tap. Close coupled WC. Bidet.

Outside

Front Garden

Wooden double gated opening into a gravelled driveway providing ample off road park with a turning area and leading to the detached double garage/ Well tended mature gardens enjoying a great degree of privacy with mature trees, lawn areas and well stocked flower and shrub borders and an ornamental pond.

Detached Double Garage

Electric up and over door. Door and window to side. Power and light. Eaves storage.

Rear Garden

Mature rear garden enclosed my mature hedgerow affording a great degree of privacy. Large patio area with lawn beyond with shrub borders and summerhouse.

Directions

From the town centre proceed up New Road through the railway arches and onto Marshfield Road. Keep in the left hand lane and proceed over the mini roundabout. This becomes Bristol Road and after 1/2 mile turn right at the twin roundabouts onto Hardenhuish Lane. Take the next left opposite Sheldon School into Old Hardenhuish Lane. Proceed along the lane and the property can be found on the left hand side.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

Council Tax Band: G

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Offers Over £800,000

Utility Room

Obscure double glazed door to side. Double glazed window to side. Worksurfaces with cupboard base unit, tiled splashback and inset single bowl single drainer stainless steel sink unit. Tall cupboard. Space and plumbing for automatic washing machine. Space for tumble drier and fridge/freezer. Floor standing gas fired boiler.

Cloakroom

Obscure double glazed window to side. Radiator. Pedestal wash basin with tiled splashbacks. Close coupled WC.

Bedroom Three

Double glazed window to front. Radiator. Fitted wardrobes and cupboards.

Inner Hall

Radiator. Doors to:

Bedroom Two

Double glazed window to rear. Radiator. Fitted wardrobes, over bed cupboards and dressing table.

Bedroom Four

Double glazed window to side. Radiator.

Shower Room

Obscure double glazed window to side. Radiator. Vanity wash basin. Close coupled WC. Fully tiled walls. Shaver point.

First Floor Landing

Skylight to rear. Door to:

Master Bedroom

Double glazed window to front and rear. Radiator. Full width fitted wardrobes with access into a large loft/storage area. Archway to:

Dressing Room

Double glazed window to side. Radiator. Fitted wardrobes and drawer unit. Cupboard housing hot water tank and immersion heater. Door to:



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)